042.0	0006	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	957,400 / 957,400
					USE VALUE:	957,400 / 957,400
					ASSESSED:	957,400 / 957,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
239		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONOVAN ANNA M & JOSEPH H
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	44 WYMAN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DONOVAN ANNA M & JOSEPH H -
Owner 2:	-
Street 1:	44 WYMAN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,871 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1914, having primarily Clapboard Exterior and 3620 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4871.000	549,800		407,600	957,400
Total Card	0.112	549,800		407,600	957,400
Total Parcel	0.112	549,800		407,600	957,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 264.48 | /Parcel: 264.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 29560

GIS Ref

GIS Ref

Insp Date 11/07/18

!3588!

PREVIOUS ASSESSMENT

Parcel ID 042.0-0006-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	550,000	0	4,871.	407,600	957,600	957,600	Year End Roll	12/18/2019
2019	105	FV	421,100	0	4,871.	433,100	854,200	854,200	Year End Roll	1/3/2019
2018	105	FV	421,100	0	4,871.	315,900	737,000	737,000	Year End Roll	12/20/2017
2017	105	FV	395,400	0	4,871.	275,100	670,500	670,500	Year End Roll	1/3/2017
2016	105	FV	395,400	0	4,871.	234,400	629,800	629,800	Year End	1/4/2016
2015	105	FV	353,300	0	4,871.	229,300	582,600	582,600	Year End Roll	12/11/2014
2014	105	FV	353,300	0	4,871.	188,500	541,800	541,800	Year End Roll	12/16/2013
2013	105	FV	367,300	0	4,871.	179,300	546,600	546,600		12/13/2012

PRINT

Date	Time
12/10/20	18:48:13

LAST REV

Date	Time
04/26/19	12:59:58

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3588

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONOVAN ANNA M	63098-566		12/23/2013	Convenience	1	No	No		
DONOVAN ANNA M,	62424-412		8/9/2013	Convenience	99	No	No		
DE SIMONE MICHA	62424-410		8/9/2013	Family	300,000	No	No		
DE SIMONE ALEXA	36333-175		9/6/2002	Family	1	No	No		Adelaide DeSimone dod 7/28/2012
DESIMONE ALEXAN	26218-465		4/11/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/29/2008	412	Re-Roof	9,000	C		G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
4/21/2009	Measured	372	PATRIOT
1/15/2009	Meas/Inspect	294	PATRIOT
3/20/2000	Inspected	264	PATRIOT
3/3/2000	Measured	268	PATRIOT
8/23/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	29560
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4871		Sq. Ft.	Site		0	80.	1.05	1			Med. Tr	-10					407,615						407,600	

Total AC/HA: 0.11182 | Total SF/SM: 4871 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 407,615 | Spl Credit | Total: 407,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.94005525
Const Adj.:	0.98402047
Adj $ / SQ:	157.256
Other Features:	149500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	796880
Depreciation:	247033
Depreciated Total:	549847

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 14		BRs: 6			Baths: 3				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
1	4	2	
Totals			
3	14	6	

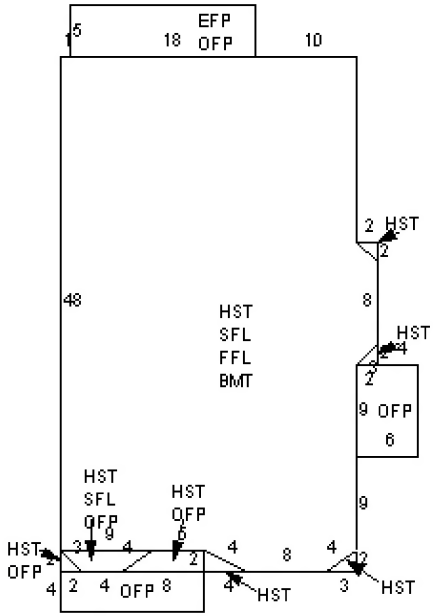
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	157.26
Special Features:	0	Val/Su Net:	102.33
Final Total:	549800	Val/Su SzAd	151.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,448	157.260	227,706
BMT	Basement	1,435	47.180	67,699
FFL	First Floor	1,435	157.260	225,662
HST	Half Story	737	157.260	115,897
OFP	Open Porch	228	23.360	5,326
EFP	Enclos Porch	90	56.560	5,090

Net Sketched Area:	5,373			Total:	647,380
Size Ad	3620	Gross Are	6110	FinArea	3620

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

042.0-0006-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---